

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY  
REDEVELOPMENT AND HOUSING AUTHORITY

December 12, 2002

On December 12, 2002, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia, at 6:30 p.m. for two presentations.

The first presentation was given by Nancy Taxson of Homestretch. Included among services provided by Homestretch are summer camp voluntary work activities, money management, immigration, tax returns, home purchase assistance, mental health counseling, employment and training assistance. Although clients are allowed to remain in the program up to two years, the average stay is about 21 months, and Homestretch follows them up to an additional 24 months. Ms. Taxson noted that the program success rate is about 92%.

After her presentation, Ms. Taxson answered questions from the Commissioners. The Commissioners thanked Ms. Taxson for her organization's work with the public. The presentation concluded at 6:59 p.m.

The second presentation, on Hunting Creek, was postponed to a later time in the meeting to accommodate Citizen Time.

CALL TO ORDER

The FCRHA Chair called the regular meeting of the FCRHA to order at 7:01 p.m. with recognition of County Executive Anthony H. Griffin, who was in attendance. Those Commissioners present and absent were as follows:

PRESENT

Conrad Egan  
Kenneth Butler  
Martin Dunn  
Willard Jasper  
John Kershenstein  
H. Charlen Kyle  
Elisabeth Lardner  
Lee A. Rau

ABSENT

Ronald Christian  
Al McAloon  
Joan Sellers

Also present at the meeting were Paula C. Sampson, Director, Department of Housing and Community Development (HCD); Mary A. Stevens, Deputy Director, HCD; Patricia Schlener, Director of Administration, HCD; Alan Weiss, FCRHA Counsel; David Stroh, FCRHA Counsel; Kristina Norvell, Director of Public Affairs, HCD; Mike Finkle, Director of Housing Management Division, HCD; Curtis Hall, Director of Information Systems and

Services, HCD; Stan Underwood, Director of Financial Management Division, HCD; Joe Maranto, Fiscal Administrator, Financial Management Division, HCD; James Speight, Director of Property Improvement and Maintenance Division, HCD; Barbara Silberzahn, Chief, Relocation Services, HCD; John Payne, Acting Director, Design, Development and Construction Division, HCD; Anne Morrison, Asset Manager, HCD; Roberta Butler, Development Officer, Design, Development and Construction Division, HCD; James Bray, Senior Real Estate Finance Officer, Real Estate Finance and Grants Management Division, HCD; Barbara Carpenter, Director, Policy and Planning, Office of Revitalization, HCD; Matt Slavin, Project Director, Office of Revitalization, HCD; Kay Robertson, Strategic Planner, HCD; and Winifred A. Clement, FCRHA Assistant.

#### CITIZEN TIME

The Chair introduced Ms. Laura Hilary, a current MIDS property owner. Ms. Hilary thanked the FCRHA for the opportunity to become a homeowner and requested the FCRHA to waive its right to repurchase her property located at 12241 Fairfield House Drive, #303B, Fairfax, Virginia, 22033. This will allow her to sell the home at market rate, retain all the equity in the house, and enable her to purchase another home to accommodate her increased family size using this equity. After a brief discussion, with Ms. Hilary, the FCRHA deferred a decision and requested that this matter be referred to staff for further analysis, and that the matter be brought back to the HOMS Committee and then to the FCRHA on January 30.

County Executive Anthony H. Griffin, in his remarks, gave a synopsis of the fiscal condition of the FY 2004 budget. Mr. Griffin informed the Commissioners that his office is in the process of making preliminary decisions on the FY 2004 budget that would be presented the last Monday in February. He reported that he has met with various advocacy groups and department heads to receive their suggestions and comments related to the recommended five percent reduction in each agency's allocation for FY 2004.

In response to Commissioner Butler's concern that the FCRHA has not had any input into the budget process, it was decided that a special meeting would be planned in early January to enable the FCRHA and the County Executive to discuss this issue further and be briefed on the status of the FY 2004 budget submission. (The meeting was subsequently scheduled for January 13.) With no other speakers signed up and no one in the audience wishing to speak, the Chairman closed Citizen Time at 7:30 p.m.

APPROVAL OF MINUTES

A motion was made by Commissioner Kyle, seconded by Commissioner Jasper, to adopt the minutes of the October 24, 2002 FCRHA meeting as written. A vote was taken and the motion carried, with Commissioner Butler abstaining as he was absent from the meeting.

ACTION ITEMS

1. RESOLUTION NUMBER 67-02

AUTHORIZATION TO REPURCHASE FOR RESALE A MODERATE INCOME  
DIRECT SALES (MIDS) PROPERTY LOCATED AT 8301 BROCKHAM DRIVE,  
ALEXANDRIA, VIRGINIA 22309 WITH MONIES FROM FUND 143, HOMEOWNER  
AND BUSINESS LOAN PROGRAM (LEE DISTRICT)

BE IT RESOLVED, that the FCRHA hereby designates funding in the amount up to \$111,676 from Fund 143, Homeowner and Business Loan Program, Project 013845, MIDS Resale, to be used to repurchase and repair the MIDS property located at 8301 Brockham Drive, Alexandria, Virginia 22306 prior to reselling that property under the First-Time Homebuyer Program, and

BE IT FURTHER RESOLVED, that the Chairman, Vice Chairman and any Assistant Secretary are each hereby authorized to enter into such agreements and other instruments on behalf of the FCRHA as may be necessary or appropriate to repurchase and repair such MIDS property prior to such resale of that property.

After a brief presentation given by Barbara Silberzahn, a motion was made by Commissioner Jasper, seconded by Commissioner Lardner, to adopt Resolution Number 67-02. After discussion, a vote was taken, and the motion carried unanimously.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 68-02

APPROVAL TO RELEASE FOR PUBLIC COMMENT THE DRAFT FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY ANNUAL PLAN UPDATE FOR FISCAL YEAR 2004, PREPARED UNDER THE FEDERAL QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998, AND AUTHORIZATION TO ADVERTISE A PUBLIC HEARING ON THE DRAFT PLAN

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority:

- 1) approves, for the purpose of seeking public comment, the draft Annual Plan Update for Fiscal Year 2004 contained in the item on the December 12, 2002, FCRHA agenda; and
- 2) authorizes the Department of Housing and Community Development to advertise a public hearing on the draft plan to be held at the FCRHA's January 30, 2003 meeting.

A motion was made by Commissioner Rau, seconded by Commissioner Jasper, to adopt Resolution Number 68-02. After a brief presentation by Mike Finkle and discussion on the resolution, a vote was taken, and the motion carried unanimously.

2. RESOLUTION NUMBER 69-02

RATIFICATION OF REVISIONS TO THE HOME IMPROVEMENT LOAN PROGRAM POLICIES AND NOTIFICATION OF AN ADJUSTMENT TO THE NORMAL CEILING LOAN AMOUNT

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority ("FCRHA") ratifies and approves the revisions to the Policy Manual for the Home Improvement Loan and Home Repair for the Elderly Programs, as approved by the Loan Underwriting Committee ("LUC") and presented in the September 25, 2002 memorandum to the LUC attached as Attachment 3 to the item presented to the FCRHA at its December 12, 2002 meeting.

BE IT HEREBY FURTHER RESOLVED that the FCRHA hereby acknowledges and accepts the adjustments to the normal ceiling loan amounts reported to the FCRHA in the item presented at its December 12, 2002 meeting.

A motion was made by Commissioner Jasper, seconded by Commissioner Dunn, to adopt resolution Number 69-02. A vote was taken after discussion, and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – October 24, 2002
2. Minutes of the Housing Ownership, Management, and Security Committee Meeting – December 3, 2002
3. Minutes of the Revitalization and Redevelopment Committee Meeting – December 3, 2002
4. Minutes of the Finance Committee Meeting – December 4, 2002
5. Minutes of the Planning and Development Committee Meeting – December 4, 2002
6. Summary of the Meeting of Representatives of the Fairfax County Redevelopment and Housing Authority and the Redevelopment and Housing Committee of the Planning Commission – October 23, 2002 – *brief discussion. A meeting will be scheduled in early 2003 with the G-7. Members of the Joint PC/FCRHA Committee will be invited.*
7. Monthly Affordable Dwelling Unit (ADU) Tracking Report – *brief discussion. HCD was requested to provide information on population seeking to purchase ADUs and on the number of ADUs available.*
8. Notification of Grant Award for Resident Opportunities and Self Sufficiency Neighborhood Networks Program – *brief discussion following presentation by Mike Finkle. Linda Wimpey, Executive Director of FACETS, the non-profit administering the project, gave brief overview of FACETS programs. Commissioner Butler requested that Mr. Ron Koch, the Sully District Planning Commissioner, be notified*

*of the receipt of this grant. A ribbon-cutting ceremony will be planned when the project is completed.*

9. Quarterly Status of the Section 221(d) (3)/236, IDB Financed, Project-Based Section Developments and Non-subsidized Housing with Modest Rents in Fairfax County – *brief discussion. Commissioner Egan asked that the housing report for January include information on preservation initiatives for Island Walk. (This presentation was subsequently rescheduled to March.)*
10. Recommendations for Use of Community Development Block Grant and HOME Funds for Revitalization in FY 2004 Budget – *After a brief presentation, Matt Slavin, HCD Revitalization Project Director, indicated that the FCRHA will be asked at its meeting in January 2003, to amend the FCRHA Strategic Plan Action Plan to reflect recommendations contained in the item. HCD Director Paula Sampson announced that the FCRHA and the CCFAC Advisory Committee will meet in January 2003 to finalize recommendations for the Board of Supervisors.*
11. Additional Allocation of HOME Funds for FY 2004 – *brief discussion*
12. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – January and February, 2003

#### PRESENTATIONS – Continued

Erik Hoffman gave a presentation on Hunting Creek. Margo Stern, Esq., representing the FCRHA as legal counsel, provided additional information. The FCRHA Chair stressed the need to obtain accurate information on the 19-year use restrictions. Commissioner Lardner thanked Messrs. Hoffman and Pearman for bringing this information to the attention of the FCRHA.

#### BOARD MATTERS – See Attachment #1

A motion was made by Commissioner Rau, seconded by Commissioner Kyle, that the Fairfax County Redevelopment and Housing Authority (FCRHA) adopt the following resolution:

RESOLUTION NUMBER 70-02

AUTHORIZATION FOR ANY ASSISTANT SECRETARY TO EXECUTE  
DOCUMENTS RELATED TO JAMES LEE PROJECT

BE IT RESOLVED that the FCRHA hereby authorizes any of the Assistant Secretaries to execute such documents as may be reasonably necessary to effectuate the design and construction of the James Lee Community Center in accordance with the action previously approved by the FCRHA.

A vote was taken after discussion and the motion carried unanimously.

ADJOURNMENT

A motion was made by Commissioner Jasper, seconded by Commissioner Kershenstein, to adjourn the meeting at 9:25 p.m. A vote was taken and the motion carried unanimously.

(Seal)

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Conrad Egan, Chairman

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Paula C. Sampson, Assistant Secretary